

FOR SALE

£260,000 Freehold



# 6 Sandfield Road, Stourbridge, West Midlands. DY8 5UQ

- NO UPWARD CHAIN
- NEWLY REFURBISHED PROPERTY
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES



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## PROPERTY DESCRIPTION

We are pleased to be instructed to offer FOR SALE this unique TWO bedroom semi detached property that has just been completely refurbished to a very highest standard by the developers. The property has all new electrics and plumbing, new kitchen, new bathroom, new windows, the garden has been landscaped to a high standard, the property benefits from having a drive for multiple cars and being in an area that is close to schools, shops and main commuting routes.

The property comprises of the main entrance hall which leads to an open plan kitchen/diner, fitted out to a high standard with a range of wall and base units in a light grey colour with contrasting worktops. There is an integrated oven, hob and extractor and a breakfast bar. This kitchen/diner also has a feature wall with fire and facility set back for a TV. Double french doors lead out to the landscaped garden. Off the dining area is the lounge with a large bay window adding light and space to the lounge area.

Upstairs we have two double bedrooms, the main room being at the front which is a very good size with cupboard to one end and two windows overlooking the front of the property. Bedroom two is also a double with a window looking over the rear garden. The newly fitted bathroom has a white suite with contrasting vanity unit in grey, there is a mixer shower above the bath.

Outside and to the front of the property is a new block paved drive that can accommodate multiple cars. To the rear of the property is the newly landscaped garden with patios area and freshly laid lawn with mature trees to the side.

The property is a must see and a viewings are strictly with our office.

EPC - C

COUNCIL TAX BAND -B



## ROOM DESCRIPTIONS

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### LOUNGE

2.826m x 3.278m (9' 3" x 10' 9")

### KITCHEN/DINER

5.289m x 2.887m (17' 4" x 9' 6")

### BEDROOM ONE

4.794m x 2.831m (15' 9" x 9' 3")

### BEDROOM TWO

3.244m x 2.957m (10' 8" x 9' 8")

### BATHROOM

1.650m x 1.828m (5' 5" x 6' 0")

### GENERAL

Money Laundering

It is a legal requirement for estate agency businesses to comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To do this, we must undertake robust ID verification, PEP and sanctions checks on any successful purchasers upon offer acceptance. The check must be completed and recorded as satisfactory before issuing sale notifications. All must be provided in person so that Select can verify documents supplied

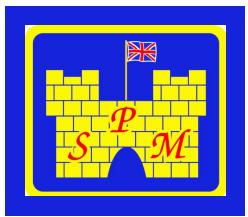
### TENURE

We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

### SERVICES

We are advised that all main services are connected, however none have been tested and buyers are advised to obtain confirmation via their solicitors prior to completion of the sale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	